



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: February 16, 2021

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Jim Feeney, John Maher, Peter Martini, Brett Lambert, Bill Hayner, Greg Walters (*absent*), Robert Jefferson)

Guests: Steve Kirby, Josh Sydney, Michael Rademacher, David Steeves, Jeff Alberti

Chairman Allen Reedy called the meeting to order at 7:00 PM.

TOWN YARD PROJECT

Mr. Alberti gave an update. An addendum to the contract documents dealing with filed sub trades matters will be issued on Friday February 19, 2021. A second addendum will be issued the following Friday for non-filed sub trades. Mr. Steeves updated the committee on the LEEDS scoring for both the existing Buildings A and B as well as that projected for the new building E. A silver level is assured for the new building and there appears to be sufficient points to achieve the same for the older buildings. However he projected an additional cost of \$80,000 to achieve an actual certification of that level for A and B. The committee members discussed whether it may or may not prove advisable to achieve this certification in view of the provisions in the town bylaw regarding LEEDS. This matter will be further discussed at subsequent meetings.

Mr. Steeves then provided the committee substantial information concerning proprietary items as set forth in a memo to the committee. Mr. Feeney noted that some firms that provide repairs and maintenance to the town will only work with certain systems. In particular Mr. Steeves by way of justification for the proposed proprietary items submitted the following:

List of Proprietary Items:

- | | |
|-------------------------------------|---|
| 1. Door Hardware, Locksets: | BEST Access Systems |
| 2. Door Hardware, Exit Devices: | Von Duprin |
| 3. Door Hardware, Door Closers: | LCN |
| 4. Fire Alarm Control Panel: | NESCO/Notifier |
| 5. Building Management System (BMS) | Johnson Controls,FX Controllers / Niagara Interface |

Reasoning for each item:

Items 1-3, Door Hardware, Weston & Sampson recommends that door hardware be proprietary for the following reasons:

- a. Currently Best, Von Duprin & LCN door hardware products are installed town-wide and have been consistently chosen for other town facilities due to the superior quality, functionality, durability, overall performance and lifespan of these products.
- b. Town maintenance personnel are completely versed in all aspects of ordering, installing, adjusting and servicing these proprietary product lines.
- c. Spare parts are able to be standardized and stocked to ensure prompt repair / maintenance and avoid delays of full hardware system functionality.
- d. Product availability and manufacturer service support.
- e. Saves time and money to interchange update/ swap out/ or upgrade doors and hardware across multiple town buildings, as needed.
- f. Multiple manufacturer's product dealers / sales support in the area should foster competitive bidding under a proprietary arrangement.

Item 4, Fire Alarm Control Panel, Weston & Sampson recommends that the fire alarm control panel be proprietary for the following reasons:

- a. Currently installed in all other town buildings and schools.
- b. Town of Arlington Fire Department's preference.
- c. Product quality, value, availability and service support.
- d. Open source system programming allows negotiation of service contracts with multiple fire alarm service companies.
- e. Offers Town of Arlington's Facilities Department multiple options on selection of fire alarm service companies that service the Notifier brand.
- f. Multiple dealers of Notifier products in the area should foster competitive bidding for products and services under a proprietary arrangement.

Item 5, Building Management System, Weston & Sampson recommends that the Building Management System be proprietary for the following reasons:

- a. Currently installed in other town buildings.
- b. Town maintenance personnel and building managers are completely versed in all aspects of operating, installing, adjusting and servicing this proprietary system.
- c. Town-wide knowledge and training of system's functions, features and overall operation facilitates and optimizes system functionality and performance.
- d. Preferred by Town personnel due to the features and quality of this proprietary system.
- e. Connects seamlessly and interfaces with town's servers and IT system protocols for information reading and storing across town-wide building management systems.
- f. Multiple manufacturer's product dealers / sales support in the area should foster competitive bidding under a proprietary arrangement.

Upon a motion by Maher seconded by Lambert those items were unanimously approved on a roll call vote as being in the public interest for inclusion in the project.

CENTRAL SCHOOL

Mr. Kirby gave an update on the progress of the work. Work continues on the crawl space, sprinkler, electrical and plumbing systems and the first floor wall framing. Supplemental steel is being provided in the boiler room. He is waiting for Verizon to provide assistance for the switch over to power to the new system. Painting is ongoing as is drywall installation in various areas. There will be a meeting with Ken Pruitt later in the week to continue to address power conservation

efforts. FF&E discussions are ongoing. The snow guards have proved effective in the recent storms. Mr. Kirby showed photos detailing the ongoing work. The contractor is showing a substantial completion date of June 15, 2021 although no schedule extensions have yet been granted but this issue will be dealt with globally at some point. No budget update was available at this meeting. Mr. Kirby provided a printout of the change order log for each item presented with his view as to whether each were attributable to latent issues, owner initiated issues or design issues. These designations will be reviewed at a future time. Approximately \$141,000 remains in the contingency line item with the project about half completed.

Mr. Kirby presented Change Order #8 for the committees' consideration in the amount of \$55,905.85. It included the following items:

1. Flooring room 130--\$3874.64
2. Rooms 118 and 199 north wall work--\$9948.85
3. Existing furring --\$1635.92
4. Kitchen make up for air vent--\$22,863.09
5. North entrance curb and gutter pipe-- \$2182.86
6. First floor elevator in the lobby sprinklers--\$7634.46
7. Sprinkler low point drains--\$7766.03

TOTAL \$55,905.85

The change order was unanimously approved on a roll call vote having been moved by Maher seconded by Martini.

The following invoices were unanimously approved on a roll call vote having been moved by Maher seconded by Hayner:

1. Pay Requisition #9--\$414,413.42 Kronenberg
2. Vertex -- \$28,072.50 (includes Fitzmeyer and Tocci)
3. Sterling Associates--\$9,732

It was decided to defer further discussion of an invoice from Broadlink Technology Solutions regarding audio visual items until further information is provided concerning the items and services provided.

HOUSEKEEPING

The minutes of the meeting of February 2, 2021 were unanimously approved on a roll call vote having been moved by Hayner seconded by Martini.

The next meeting will be March 2, 2021.

Whereupon a motion was made by Maher seconded by Hayner to adjourn at 8:25 PM and it was unanimously voted.

Respectfully Submitted,
John F. Maher, Clerk